

**NATIONAL CAPITAL PLANNING COMMISSION**

**WASHINGTON, D.C. 20576**

**NCPC File No. 2303**

**CENTRAL INTELLIGENCE AGENCY  
LANGLEY, FAIRFAX COUNTY, VIRGINIA  
HEADQUARTERS CONSOLIDATION, PHASE I**

**Report to the General Services Administration and  
the Central Intelligence Agency**

**October 6, 1983**

The Commission approves the preliminary site and building plans for the Headquarters Consolidation, Phase I, at the Central Intelligence Agency, Langley, Fairfax County, Virginia, as shown on NCPC Map File No. 2201.10 (38.00)-29382, provided that a workable program of off-site road improvements, as necessary, be identified for Commission review prior to or in conjunction with the submission of Bid Package No. 2, and with the request that the General Services Administration and Central Intelligence Agency, in the preparation of final site and building plans:

1. provide back-up calculations for any adjustments or refinements in the proposed site improvements that may be necessitated by the off-site road improvements to be proposed in conjunction with the headquarters consolidation project.

2. intensify the proposed landscaping along Turkey Run Road in the vicinity of the motor pool, including the provision of additional planting south of the motor pool, adjacent to the road, on the tract that is under GSA jurisdiction, and provide scattered tree planting in the new parking areas west of the office complex;

3. provide detailed plans, including back-up calculations, for the stormwater management program, giving consideration to potential impacts of

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overload flows from 100-year stormwater discharges, the possible need for improvements to stabilize natural channels below storm sewer outfalls, and the potential use of wet pond retention facilities to aid in abating non-point sources of pollution; and

4. give further consideration to the proposed color of the glass curtain wall material to determine whether a bronze or gray color would be more compatible with the dominant pre-cast concrete character of the existing CIA Headquarters Building than the proposed light aqua-green color.

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#### BACKGROUND AND STAFF EVALUATION

##### Description of Proposal

The CIA headquarters is located on a heavily wooded site of 213 acres at Langley, Virginia. It is bounded on the north and partially on the east by the George Washington Memorial Parkway (GWMP), with the Potomac River located nearby, bordering the parkway. The Saville Lane neighborhood, an area of single family, detached homes is located adjacent to the remaining portion of the east border. Virginia State Routes 123 (Dolly Madison Boulevard) and 193 (Georgetown Pike) border the tract on the south, with single family residential areas located beyond. Two Federal tracts, the Federal Highway Research Station (FHRS) and Turkey Run Park, border the CIA site on the west. The Turkey Run Park land is under the jurisdiction of the National Park Service, but a 53-acre portion of the tract, located along Georgetown Pike adjacent to the CIA, is operated under a permit by the Fairfax County Park Authority as Langley Fork Park. Turkey Run Farm, located in the portion of Turkey Run Park just west of the CIA and FHRS, is now operated by a private, non-profit organization under an agreement with the Park Service.

In accordance with the provisions of the revised CIA Master Plan reviewed by the Commission in early 1982, the proposed Phase I development involves the construction of approximately 1.1 million gross square feet of office space, with associated parking and site improvements. The new office space would be provided in a six-story structure located approximately 230 feet southwest of and parallel to the existing headquarters building (approximately 70 feet southwest of the existing cafeteria.) The new building would be linked to the existing building by corridors which would, in effect, create an enclosed courtyard framing the cafeteria.